



Robert Young

Broker - HomeLife Prairies Realty Inc.
"Your European Connection in Saskatchewan"

Office: 1306-586-0099

Cell: 1306-529-8609

Fax: 1306-586-0477

saskfarms@sasktel.net

Farm Full with all Comments

MLS# : 542509

Address : Rm Cupar 218

List Price : \$4,950,000

Status : Active

Area/Sub Area: R7/Ot-Rural

Original Price : \$4,950,000

S.Price :



RM Name : RM of Cupar No. 218
 City / Town : Cupar
 Postal Code : SOG 0Y0 Possession : Cod
 Major Type : Mixed Mineral Rts : Not Included
 PropOffered : Buildings And LandPCDS : No
 Directions : From Cupar Go W 2 Mi
 & South 3.5 Mi Yard On W Sd
 App Size : 1,000/1 Built : OLD TIME
 GST : Existing Real Property Report: No
 Occupancy : Owner Exp Date : 01/31/2016
 Terms of Lease : Lockbox : No
 List Date : 07/10/2015 Keys : L/A
 Exp Consent : No Phn First :
 Appntmnts : SALESPERSON
 Property Is : For Sale Only Prop. Is Text:
 Commission : 2%

Owner : LOON CREEK FARMS LTD AND NORTH QU'APPELLE ACRES LTD.
 Owner Address : Listing Broker : [HOMELIFE PRAIRIES REALTY INC.](#)
 Owner Phone H : 604-794-3363 Listing Agent : [YOUNG, ROBERT](#)
 Owner Phone W : 604-316-2238 Agent Phone : 306-529-8609
 Tenant : Agent Email : saskfarms@sasktel.net
 Tenant Phone :
 Tenant Lease :

Freehold : 2,822.00 Distance to Town: 5 Style : Bungalow
 Leasehold : Dist. to High Sch : Approx Size : 1,000
 Terms of Leasehd: Dist to Elem : 5 Year Built :
 Summer Fallow : Bush : Bedrooms : 3
 First Crop : Stones : Some Bathrooms : 1
 Other : 2,147 Sloughs : Some Exterior : Vinyl
 Metal Granaries : 31 Fences : Water Supply : Well Roof : Asphalt Shingles
 Capacity : 168000 Drinking Water : Yes Heating : Forced Air, Natural Gas
 Wood Granaries : Drinking Water : Yes Basement : Partial Finished
 Capacity : Power : Yes Basement Walls : Concrete
 Other Outbuildings: Yes Yard Light : Yes Sewage Disposal: Septic
 Topography : Gently Rolling Sump Pump : Included Water Heater : Included
 Total Acres : 2822 Propane Tank : Rented W. Heater Type : Gas
 Quota : No Info Package : Yes Water Softener : Included
 Quota Details : Garage : Single Detached Water Purifier :
 Garage Water Supply : Well
 Distance to Elev : 5
 Livestock/Crop Inc: No Description:

RM	RM#	Parcel	Sec. Town	RG Meridan	Crop I.	Soil C	ASSE	TAX	CULTI	NOT CULTI	TOTAL ACRES
Cupar	218							12384			2,822
Total :								123840	0		2,822

REALTOR® Remarks :

See schedule A for All Land Locations and Buildings included in the sale price. Here is a very good farm located in the RM Cupar. This is high assessed land in a excellent growing area. The farm yard has had some extensive upgrades including a newer 800 amp power supply, there is approximately

Additional Comments :

168,000 bushels of grain storage on the farm, of which some 92,000 bushels had aeration. Along with this is a fully automated Super B dryer for grain drying. Some of the newer grain storage includes; 2 x 22,000 bushel Chief Bins c/w full floor aeration and U trough unloader, 2 x 5300 bushel Meridian Hopper Bins, 3 x 3400 twister hopper bottom bins, 2 x 10,000 bushels Darmani Bins with Air. 7 of the bins have Op1 Cables. Many of the bins have been moved onto a new Concrete Slab in the grain storage area. Also included in the yard is some 32,000 gallons of liquid fertilizer storage tanks. There is a Steel Quonset, Smaller Workshop, and smaller storage shed in the train yard. There has been a considerable amount of capital spent on the yard in the last 3 years. Along with the deeded land there is another 7 quarters which the seller rents and any purchaser of the land will assume the rental agreements subject to approval of the leased land owners. Here is an opportunity to buy farmland south of the town of Cupar, this farm must be viewed to

be appreciated.

Internet Comments :

Here is a very good farm located in the RM Cupar. This is high assessed land in a excellent growing area. The farm yard has had some extensive upgrades including a newer 800 amp power supply, there is approximately 168,000 bushels of grain storage on the farm, of which some 92,000 bushels had aeration. Along with this is a fully automated Super B dryer for grain drying. Some of the newer grain storage includes; 2 x 22,000 bushel Chief Bins c/w full floor aeration and U trough unloader, 2 x 5300 bushel Meridian Hopper Bins, 3 x 3400 twister hopper bottom bins, 2 x 10,000 bushels Darmani Bins with Air. 7 of the bins have Op1 Cables. Many of the bins have been moved onto a new Concrete Slab in the grain storage area. Also included in the yard is some 32,000 gallons of liquid fertilizer storage tanks. There is a Steel Quonset, Smaller Workshop, and smaller storage shed in the main yard. There has been a considerable amount of capital spent on the yard in the last 3 years. Along with the deeded land there is another 7 quarters which the seller rents and any purchaser of the land will assume the rental agreements subject to approval of the leased land owners. Here is an opportunity to buy farmland south of the town of Cupar, this farm must be viewed to be appreciated. See schedule A for All Land Locations and Buildings included in the sale price.

This information is believed to be reliable but should not be relied upon without verification.

Robert Young ❖ HomeLife Prairies Realty Inc. ❖ www.saskatchewan-farms.com